

**WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION**

<b>Petition Number</b>	0706-SFP-06	
<b>Approximate Address</b>	17303 Oak Ridge Road	
<b>Petitioner</b>	Beam, Longest & Neff	
<b>Request</b>	Secondary Plat approval of the Custom Commerce Park, four non-residential lots	
<b>Current Zoning</b>	Oak Ridge Properties PUD	
<b>Approximate Acreage</b>	53.313	
<b>Associated Petitions</b>	0612-SPP-10	Custom Commerce Park primary plat
	0309-DP-25	Custom Commerce DPR
	0309-SIT-13	Custom Commerce Site Plan
	0307-PUD-05	Original PUD approval
	03-29	Town Council Ordinance
<b>Exhibits</b>	1) WCD Staff Report, 06/25/07 2) WCD Area Map, 06/25/07 3) Letter, Marathon Pipeline, 06/08/07 4) Letter, Westfield Public Works, 05/25/07 5) Letter, Hamilton County Surveyor's Office, 05/24/07 6) Secondary Plat, Beam, Longest & Neff, 06/08/07	

**PETITION HISTORY: JUNE 25, 2007**

The Development Plan Review and Subdivision Primary Plat for this site were granted by the Westfield-Washington Township Advisory Plan Commission at the January 22, 2007 meeting. At that meeting, the APC chose not to delegate approval of secondary (final) plat to staff, requiring this petition to return to the APC for approval of any secondary plat.

The June 25, 2007 APC hearing represents the first appearance for this petition.

**PROCEDURE**

- Subdivision Final Plat (SFP) petitions are not required to have a Public Hearing.
- Approval of a secondary plat must be granted if the filed plat demonstrates compliance with the terms of the underlying zoning district, Commitments associated with the site, and the Subdivision Control Ordinance.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement with the petitioner.
- No Finding of Fact sheet accompanies an SFP request. Any denial or negative vote

should be justified verbally for the record.

- The proposed secondary plat would only provide for the establishment of individual buildable lots within the Custom Commerce Park. The individual lots created through the approval of the proposed secondary plat would each be required to receive Development Plan Review approval for the end user.

### **ANALYSIS**

This petition would provide for secondary plat approval of the Custom Commerce Park, located in the Oak Ridge Properties PUD District. The subject site is comprised of three parcels and consists of approximately 53.3 acres. The subject site is improved with an industrial facility and an access road. The submitted plat proposes the creation of five individual lots, ranging in size from approximately 1.5 acres to approximately 14.93 acres, as well as a single common area.

The subject site abuts the public right-of-way of Oak Ridge Road to the west. An existing access drive, Foundation Parkway, extends from the east right-of-way line of Oak Ridge Road to the Custom Commerce facility. The submitted secondary plat would establish right-of-way for the proposed extension of Foundation Parkway from its current terminus to a second access point on Oak Ridge Road, north of the existing access point. This proposed access point to Oak Ridge Road would be aligned with the entrance to the Quail Ridge subdivision. The portion of the subject site, improved with the Custom Commerce headquarters, abuts the public right-of-way of Westfield Park Road to the east. A gated truck access provides ingress and egress from the Custom Commerce facility to Westfield Park Road.

Property abutting the subject site to the north is zoned AG-SF-1 and is either improved with a single-family dwelling or unimproved. Property abutting the subject site to the south is zoned EI and OI, and is improved with industrial uses. Property abutting the subject site to the east is also zoned EI and also improved with industrial uses. Property abutting the subject site to the west is zoned SF-3, SF-4, and MF-2, and is improved with single-family attached and detached dwellings.

No variance or enforcement is currently associated with this property.

### **SUBDIVISION CONTROL ORDINANCE**

The terms of the Subdivision Control Ordinance provide standards for the actual secondary plat document to be recorded to create the proposed lots. These standards include denoting the names and addresses of the owner and sub-divider of the subject site, easement language, and signature blocks for the dedication of easements and rights-of-way. In addition, the terms of the SCO establish standards for the survey markers and monuments to be placed in the ground of the subject site, and require these markers and monuments to be shown on the proposed secondary plat.

The terms of the Subdivision Control Ordinance only establish a green space standard for subdivisions in residential districts. Neither the terms of the Oak Ridge Properties PUD

nor the underlying Enclosed Industrial (EI) District provide a minimum green space standard in relation to the proposed plat.

The submitted secondary plat demonstrates compliance with all requirements as set forth in the Subdivision Control Ordinance (WC16.04.220 (B) (2)).

#### **UNDERLYING ZONING DISTRICT**

The subject site is located in the Oak Ridge Properties PUD District. The terms of this district include several standards which are evaluated in the platting process, including minimum lot sizes, minimum road frontage standards for individual lots, and minimum setbacks. The submitted secondary plat demonstrates compliance with all applicable terms of the Oak Ridge Properties PUD District.

Terms of the Oak Ridge Properties PUD District pertaining to the development of individual sites within the park, such as required parking, landscaping, and site access and circulation, cannot be evaluated at the secondary plat stage. The requested secondary plat would only establish lot sizes and locations, as well as easements and rights-of-way associated with the proposed lots. Standards such as required parking, landscaping, and site access and circulation will be reviewed and approved as individual sites are brought forth for Development Plan Review.

#### **COMMITMENTS**

Commitments associated with changes in zoning can impose restrictions that are reflected in the size and configuration of subdivision lots, and can be reflected in the secondary plat process. Other than the terms of the Oak Ridge Properties PUD District that establish lot sizes and standards, the site is not subject to any commitments that would require the depiction of any easement or other area on the proposed secondary plat.

#### **TECHNICAL REVIEW**

Construction drawings depicting the proposed public infrastructure for the subject site are submitted as a component of any secondary plat request. The accompanying construction drawings were reviewed by the Technical Advisory Committee on May 30, 2007. The agencies providing comments to the petitioner consisted of the Hamilton County Surveyor's Office, Westfield Public Works, and Marathon Pipe Line LLC. All three commenting agencies have provided letters for the file stating the proposed secondary plat is acceptable.

Correspondence from these agencies stating acceptance of the proposed construction drawings and secondary plat is attached.

#### **RECOMMENDATION**

Approve as presented.

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AFS



0706-SFP-06  
09-09-01-00-00-025-000  
17303 Oak Ridge Road  
Exhibit 2



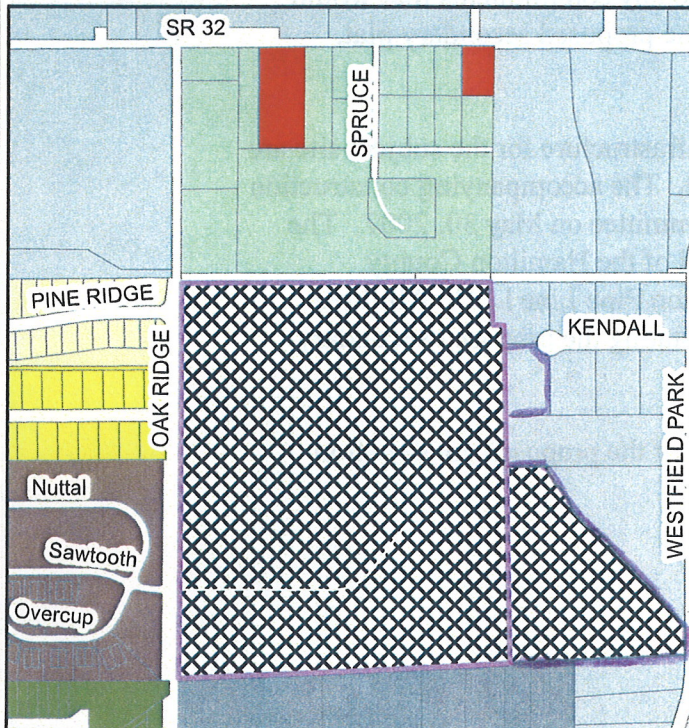
Community Development Department

## Aerial Location Map

Site

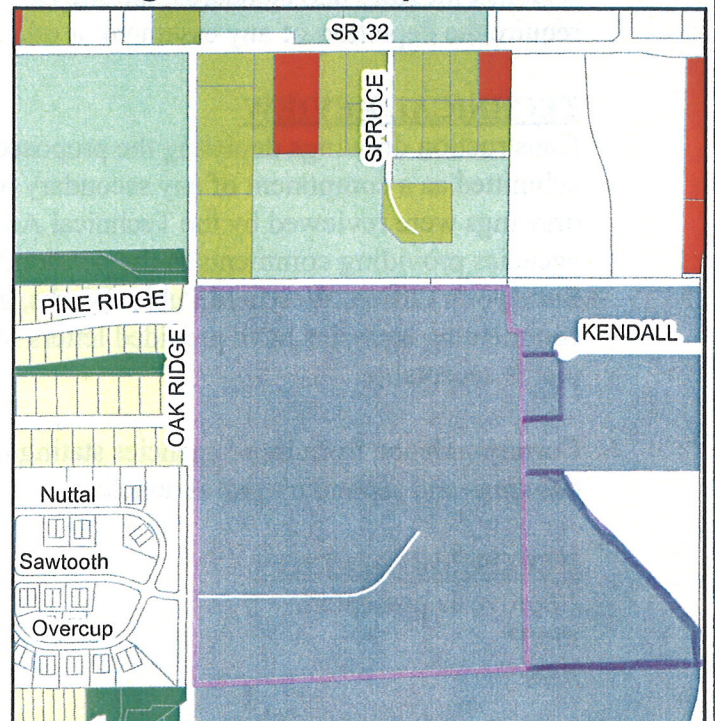


## Zoning Map



- |                             |                     |
|-----------------------------|---------------------|
| Agriculture Single Family 1 | Multiple Family 2   |
| Single Family 3             | General Business    |
| Single Family 3 Cluster     | Enclosed Industrial |
| Single Family 4             | Open Industrial     |

## Existing Land Use Map



- |                       |            |
|-----------------------|------------|
| Agriculture           | Commercial |
| Residential           | Vacant     |
| Residential Non-Urban | Industrial |
| Recreation            |            |



Clermont Area

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**Marathon Pipe Line LLC**

10722 East County Road 300 North  
Indianapolis, IN 46234  
Telephone 317/291-9460  
Fax 317/291-9777

T&C File No.: 11-459-166-683

June 7, 2007

Mr. Max Mauser  
Beam, Longest and Neff, L.L.C.  
8126 Castleton Road  
Indianapolis, IN 46250

Re: Custom Concrete Property

Dear Mr. Mauser:

Marathon Pipe Line (MPL) has received and is in the process of reviewing the plans you sent for the Custom Concrete Project involving the MPL #2 10" products pipeline.

In answer to your question concerning road crossings and parking lots MPL does allow roads and parking lots to encroachment its easement area as long as MPL guidelines are followed for the situation. Also any adjustments to the pipeline needed to be made as a result of the encroachment would be an expense for the owner.

Thank you for your cooperation and MPL looks forward to working with you on this project. If you have any questions or plans for the work should change contact this office at (317)291-9460 EXT 234.

Regards,

Terry L. Thompson  
Senior ROW Specialist  
Marathon Pipe Line LLC

# WESTFIELD PUBLIC WORKS



May 25, 2007

Beam, Longest and Neff, LLC  
Attn: Mr. Max Mouser, P.E.  
8126 Castleton Road  
Indianapolis, IN 46250

**DIRECTOR OF PUBLIC WORKS**  
BRUCE A. HAUKE

**TOWN COUNCIL**  
ANDREW COOK  
JOHN DIPPEL  
JOHN B. HART  
ROBERT L. HORKAY  
JOSEPH PLANKIS  
ROBERT J. SMITH  
RONALD W. THOMAS

**CLERK-TREASURER**  
CINDY J. GOSSARD

RE: Custom Commerce Park Secondary Plat Review

Dear Mr. Mouser:

The Westfield Public Works Department has reviewed the proposed secondary plat for the above project and has no comments to offer. All construction plans must be submitted to this office for approval and preconstruction meetings. I thank you in advance for your cooperation and efforts to move this development along successfully. If I may help you further please call me at the below listed number.

Sincerely,

Donna Luley  
Plan Review Coordinator  
Development/Construction  
[dluley@westfield.in.gov](mailto:dluley@westfield.in.gov)

Cc: Al Salzman, Westfield Planning Department  
Garry Harling, Westfield Fire Department  
Greg Hoyes, HCSO



Kenton C. Ward, CFM  
Surveyor of Hamilton County

Phone (317) 776-8495

Fax (317) 776-9628

Suite 138

One Hamilton County Square  
Noblesville, Indiana 46060-2230

May 24, 2007

Beam, Longest and Neff, LLC  
ATTN: Max Mouser  
8126 Castleton Road  
Indianapolis, IN 46250  
VIA FACSIMILE: 841-4280

**RE: Custom Commerce Park**

Dear Mr. Mouser:

We have reviewed the secondary plat submitted to the Hamilton County Surveyor's Office on May 16, 2007, and have the following comments:

1. The proposed project falls with the incorporated area and MS4 jurisdiction of the Town of Westfield.
2. The proposed project falls in the Cool Creek Regulated Drain Watersheds. The storm sewers in the commercial park area are part of the Cool Creek Regulated Drain – Custom Commerce Park Arm.
3. The proposed project DOES NOT fall in a Westfield Wellhead Protection Area.
4. In regards to the secondary plat for Custom Commerce Park, HCSO has no comments or issues at this time. Upon final approval of the secondary plat by the Town of Westfield, the Subdivision Non-enforcement request will be processed to reduce the statutory regulated drain easement to those easements as shown on the secondary plat.
5. Please note the additional comments may be warranted at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

Greg Hoyes, AC, CFM  
Plan Reviewer

CC: Donna Luley – Town of Westfield  
Al Salzman – Town of Westfield

